

009.A

Map

0002

Block

0044.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 336,900 /

USE VALUE: 336,900 /

ASSESSed: 336,900 /

Total Card /

Total Parcel

336,900

336,900

336,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

Unit #: 44

Owner 1: NEFF GAIL

Owner 2:

Owner 3:

Street 1: 12 POND LANE #44

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

OWNERSHIP

Owner 1: NEFF GAIL

Owner 2:

Owner 3:

Street 1: 12 POND LANE #44

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 724 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6032																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	336,900			336,900
Total Card	0.000	336,900			336,900
Total Parcel	0.000	336,900			336,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	465.33	/Parcel:	465.33

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	336,900	0	.		336,900		Year end	12/23/2021
2021	102	FV	332,200	0	.		332,200		Year End Roll	12/10/2020
2020	102	FV	322,700	0	.		322,700	322,700	Year End Roll	12/18/2019
2019	102	FV	304,300	0	.		304,300	304,300	Year End Roll	1/3/2019
2018	102	FV	251,700	0	.		251,700	251,700	Year End Roll	12/20/2017
2017	102	FV	189,100	0	.		189,100	189,100	Year End Roll	1/3/2017
2016	102	FV	189,100	0	.		189,100	189,100	Year End	1/4/2016
2015	102	FV	195,000	0	.		195,000	195,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15334-160		11/1/1983		47,000	No	No	Y	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aporo

2023

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	RS - Right Side
Total Units:	
Floor:	4 - 4th Floor
% Own:	1.730900049
Name:	17 - 6032

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3			BRs: 1			Baths: 1			HB 0		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	28.2 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	28.2 %

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.32872927
Const Adj.:	1.04957998
Adj \$ / SQ:	453.247
Other Features:	32753
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469176
Depreciation:	132308
Depreciated Total:	336868

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0002-0044.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	724	453.250	328,15
Net Sketched Area:		724	Total:	328,15
Size Ad	724 Gross Area	724	FinArea	72

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
51						
51						
24						

IMAGE

AssessPro Patriot Properties, Inc

